

To: **Planning Commission**
Through: **Ben Boike, Community Development Director**
From: **Melissa Houtsma, City Planner**
Date: **April 18, 2023**

PC Case 23-06 - Conditional Use Permit to Allow a On-Sale Beer and Wine in a B2 – Neighborhood Business District at 1049 Dodd Road (Betty’s Kitchen)

REQUEST:

Bethlehem Woledemeskel, of Betty’s Kitchen, has submitted a conditional use permit application for an on-sale liquor establishment for beer and wine in a B2 – Neighborhood Business district at 1049 Dodd Road. The site currently home to Betty’s Kitchen, which is an Ethiopian restaurant, and Ghenet’s Bakery.

ATTACHMENTS:

Application and Public Notice
Staff Presentation
Draft Resolution



SURROUNDING LAND USES AND ZONING:

	Land Use	Zoning
Subject Property	Commercial	B2 – Neighborhood Commercial (<i>Smith/Dodd Overlay</i>)
Properties to North	Residential & Commercial (<i>Single Family Homes & The Pizza Shop</i>)	R1 – Single Family Residential & B2 – Neighborhood Commercial (<i>Smith/Dodd Overlay</i>)
Properties to East	Residential (<i>Single Family Homes</i>)	R1 – Single Family Residential
Properties to South	Commercial (<i>Option One Mechanical</i>)	B2 – Neighborhood Commercial (<i>Smith/Dodd Overlay</i>)
Properties to West	Residential (<i>Single Family Homes</i>)	R1 – Single Family Residential

ANALYSIS:

Zoning Ordinance

Section 153.156(F), states that within the B2 – Neighborhood Business district, no structure or land shall be used for one or more of the following uses except by conditional use permit,

(F) – On-sale liquor establishments

PROPOSAL:

The applicant is proposing to add beer and wine to the menu of their existing Ethiopian restaurant, partially due to it being requested by customers. The operations of the existing restaurant and bakery will otherwise remain largely unchanged.

Employees

Currently, Betty's Kitchen operates with one to two employees, but anticipate hiring more employees as needed and once business increases.

Hours of Operation

Betty's Kitchen currently operates seven days a week from 10:00 am to 10:00 pm, but upon receiving permissions for the sale of beer and wine, they hope to remain open until 12:00 am (midnight).

Ghenet typically works two to three days a week between the approximate hours of midnight and 9:00 am. It is not uncommon for bakeries to operate in the very early hours so that the bread is ready by the normal morning business hours.

Betty's Kitchen

Monday - Sunday	10:00 am – 10:00 pm
(<i>upon obtaining liquor license</i>)	10:00 am – 12:00 am

Parking

The minimum parking requirements for restaurants with or without on-sale beer and wine are the same. Parking requirements for restaurants are only increased for intoxicating liquor and/or live entertainment.

This means that no additional parking is required with this conditional use permit application as the applicant is only requesting beer and wine rather than more intoxicating alcohol licensing options.

Staff is unaware of any complaints about parking on or around the site. However, staff is recommending as a condition of approval that the parking lot be re-striped to more clearly identify parking areas.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the Conditional Use Permit to allow an on-sale liquor establishment in a B2 – Neighborhood Commercial district at 1049 Dodd Road, subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul, and
2. The existing parking lot shall be re-striped to clearly delineate all parking stalls.